

MINUTES
HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)
Meeting – August 13, 2008
Fresno City Hall, Conference Room 2165N (Rm. 'A' – 2nd Floor)
2600 Fresno Street
Fresno, California 93721

A. CALL TO ORDER

With a quorum being present, the meeting was called to order by CHAIR Payne at 5:08 p.m.

Commissioners

Present:	Daniel Payne, CHAIR Rogenia Cox, VICE-CHAIR Wayne Jones, Commissioner Armando Rodriguez, Commissioner Jeffrey Harrington, Commissioner Vacant, Commissioner	Absent:	Judge Armando Rodriguez, Commissioner
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Staff

Present:	Claudia Cázares, Interim Manager Housing and Community Development Kathy Cornell, Acting Recording Secretary	Absent:	Keith Bergthold, Assistant Director Planning and Development Department
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B. COMMUNICATIONS

Claudia Cázares, Housing and Community Development, welcomed Jeffrey Harrington, who was appointed to the Housing and Community Development Commission by City Council on Tuesday, July 22, 2008. All those present welcomed Mr. Harrington to the Commission.

C. APPROVAL OF MINUTES

Minutes of July 23, 2008 were approved as presented.

D. GENERAL ADMINISTRATION

1. **CONSIDER RECOMMENDING THAT THE AGENCY BOARD APPROVE AND AUTHORIZE THE EXECUTIVE DIRECTOR TO ENTER AND INTO A PURCHASE AND SALES AGREEMENT FOR THE PROPERTY LOCATED AT 721 BROADWAY, KNOWN AS ASSESSOR PARCEL NUMBER 468-286-05 OWNED BY GETZ PROPERTIES NO. 1, A PARTNERSHIP, AND LOCATED WITHIN THE CONVENTION CENTER REDEVELOPMENT PROJECT AREA.**

Brian Yengoyan, Redevelopment Agency (RDA), provided the report to Commissioners. Staff recommended approval of the purchase and sales agreement for the property located at 721 Broadway. The property is located in the Convention Revitalization Area. Property is being purchased at the appraised value that the seller has agreed upon. The seller initiated the sale with the RDA. Purchase of the property is for blight removal which is consistent with the Convention Center Revitalization Plan which was amended in 2005. Currently there is a tenant with a month to month lease, the RDA is purchasing the property subject to the existing lease, therefore would not trigger any relocation assistance. The tenant can continue to stay on premises until the tenant decides to move on, or a future use is determined. Commissioners had questions and discussion followed.

Motion: Motion was made to recommend approval of item D1 by Commissioner Jones
Second: Commissioner Cox seconded the motion.
Ayes: Payne, Harrington
Noes: None
Abstain: None
Absent: Rodriguez

2. **RECOMMEND TO THE AGENCY BOARD AND CITY COUNCIL TO APPROVE AND AUTHORIZE THE EXECUTIVE DIRECTOR TO ENTER INTO A DEVELOPMENT AND DISPOSITION AGREEMENT between the REDEVELOPMENT AGENCY OF THE CITY OF FRESNO (the "Agency") and EDISON PLAZA PARTNERS, LP, a California limited partnership (the "Developer") for a mixed-use project, approximately 6.5 acres vicinity of California Avenue and Walnut Street, subject to City Attorney approval form.**

Terry Cox, Redevelopment Agency (RDA), provided the report to Commissioners and reviewed the project for the new Commissioners.

Commissioners were given a copy of the Development Agreement. The developer is going to purchase the property from the City of Fresno Redevelopment Agency at fair market value, pay the appraised value of the property, and in exchange the RDA is going to help the developer with some off-site improvements. Commissioners had questions and discussion followed. James Hendricks of the Edison Plaza Partners, and the developer (HAW), assisted in answering questions for the Commissioners.

Motion: Motion was made to recommend approval of item D2 by Commissioner Jones
Second: Commissioner Cox seconded the motion.
Ayes: Payne, Harrington
Noes: None
Abstain: None
Absent: Rodriguez

A. A JOINT RESOLUTION OF THE COUNCIL AND OF THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO APPROVING A DEVELOPMENT AND DISPOSITION AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO AND EDISON PLAZA PARTNERS, LP, A CALIFORNIA LIMITED PARTNERSHIP, EXECUTION OF RELATED DOCUMENTS AND MAKING CERTAIN FINDINGS.

Terry Cox, Redevelopment Agency (RDA), provided the report to the Commissioners. Commissioners had questions and discussion followed.

Motion: Motion was made to recommend approval of item DA by Commissioner Jones
Second: Commissioner Cox seconded the motion.
Ayes: Payne, Harrington
Noes: None
Abstain: None
Absent: Rodriguez

3. **RECOMMEND TO THE AGENCY BOARD THAT AGENCY BOARD APPROVE AND AUTHORIZE THE EXECUTIVE DIRECTOR TO ENTER INTO AN EXCLUSIVE NEGOTIATING AGREEMENT between the REDEVELOPMENT AGENCY OF THE CITY OF FRESNO (the "Agency") and EDISON PLAZA PARTNERS, LP, a California limited partnership (the "Developer") for a mixed-use project, approximately 10 acres vicinity of California Avenue and Walnut Street, subject to City Attorney approval form.**

Terry Cox, Redevelopment Agency (RDA), provided the report to Commissioners. Staff requested authorization for the Executive Director to enter into exclusive negotiating agreement between the Redevelopment Agency (RDA) of the City of Fresno and Edison Plaza Partners. Commissioners had questions and discussion followed.

Motion: Motion was made to recommend approval of item D3 by Commissioner Jones
Second: Commissioner Cox seconded the motion.
Ayes: Payne, Harrington
Noes: None
Absent: Rodriguez

E. INFORMATIONAL REPORTS

Claudia Cázares, Housing and Community Development, provided the Commissioners with Housing related Acronyms and Terms.

F. COMMISSIONERS' ITEMS

None

G. UNSCHEDULED ORAL COMMUNICATIONS

None

H. ADJOURNMENT

Next Regularly Scheduled Commission Meeting: August 27, 2008.

There being no further business to bring before the Housing and Community Development Commission, the meeting adjourned at 5:35 p.m.

Attest: Daniel Payne, CHAIR

Attest: Claudia Cázares, Interim Manager
Housing and Community Development